



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक - नाशिक विभागीय पुरवणी

वर्ष - ५, अंक - १०]

गुरुवार, ऑगस्ट ४, २०१६ / श्रावण १३, शके १९३८

[पृष्ठ १२

असाधारण क्रमांक १०

प्राधिकृत प्रकाशन

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai - 400 032

dated 27th July 2016

NOTIFICATION

The Maharashtra Regional and Town Planning Act, 1966

No. TPS-1113/592/CR-272/2013/UD-9.— Whereas, in accordance with sub-section (1) of Section 31 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII) of 1966) (hereinafter referred to as “the said Act”) the Government of Maharashtra has sanctioned part of the Draft Development Plan (Second Revised) for the area within the limits of Yeole Municipal Council (district Nashik) (herein after referred to as “the said Development Plan”) Notice under Section 31 of Maharashtra Regional and Town Planning Act, 1966 *vide* Urban Development Department’s Notice No.TPS-1113/592/CR-272(A)/2013/UD-9, dated 6th September 2014 (hereinafter referred to as “the said Notification”) which appeared in the Government Gazette, Part-1, Nashik Division Supplement, dated 6th September 2014 ;

and whereas, the Government published the proposed modifications of substantial nature with regard to the excluded parts of the said Development Plan *vide* Urban Development Department’s Notice No. TPS-1113/592/CR-272(B)/2013/UD-9, dated 6th September 2014 (hereinafter referred to as “the said Excluded Part”) published in the Government Gazette, Part-1, Nashik Division Supplement, dated 6th September 2014 on pages 6 to 12 for inviting suggestions/objections from the General Public under second provision to sub-section (1) of Section 31 of the said Act ;

and whereas, in accordance with sub-section (2) of Section 31 of the said Act, the Government *vide* said Notice, appointed the Joint Director of Town Planning, Nashik Division, Nashik as an “Officer” to hear the persons who submitted objections or suggestions in respect of the proposed modifications of substantial nature and to submit his report to the Government (hereinafter referred to as “the said Officer”) ;

and whereas, the said Officer submitted his report to the Government *vide* his Marathi Letter No. नावि/प्र.यो.येवला(वु.सु.)/पुनर्प्रसिद्ध/कलम ३१/१२६९, दिनांक २१ ऑगस्ट २०१५ ;

and whereas, in accordance with the provisions of sub-section (3) of Section 31 of the said Act the Government of Maharashtra has taken into consideration the objections and suggestions received and the report of the said Officer ;

Now therefore, in exercise of the powers conferred under sub-section (1) of Section 31 of the said Act and of all other powers enabling it on that behalf and after consulting the Director of Town Planning Maharashtra State, the Government of Maharashtra hereby sanctions :

(a) The said Excluded Part *i. e.* E.P. Nos. 1 to 12 and 14 to 24, as specified in the Schedule of Modifications annexed hereto, which shall be a part of the final Development Plan of the Yeole Municipal Council, appended hereto ;

(b) The Excluded Parts (E.P. Nos. 1 to 12 and 14 to 24) shall come into force from the date of publication of this Notification in the Maharashtra Government Gazette.

SCHEDULE OF MODIFICATION

SUBSTANTIAL MODIFICATIONS SANCTIONED BY THE GOVERNMENT UNDER SECTION 31 (1) OF MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (DEVELOPMENT PLAN YEOLE)

[ACCOMPANIMENT TO THE GOVERNMENT NOTIFICATION No. TPS-1113/592/CR-272/2013/UD-9, dated 27th July 2016]

Sr. No.	Excluded Part No.	Survey No./ Plot No.	Proposal of Draft Development Plan Published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966	Proposal of Draft Development Plan submitted to the Government for sanction under Section 30 of the Maharashtra Regional and Town Planning Act, 1966	Modifications of substantial nature as proposed by Government under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966	Modifications sanctioned by Government under Section 31 (1) and the Maharashtra Regional and Town Planning Act, 1966
1	2	3	4	5	6	7
1	EP-1	Survey No. 21 (Part) of Mauje Kotamgaon Survey Nos. 69 and 70 of Mauje Kotamgaon.	Site No. 24 - "Garden" Agriculture Zone	Site No. 24 - "Garden" is shifted in land bearing Survey Nos. 69 and 70 of Mauje Kotamgaon and land thus released, is included in Residential Zone.	(a) Site No. 24 "Garden" is proposed to be reinstated as per the Plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966 and some portion of land bearing Survey Nos. 69 and 70 of Mauje Kotamgaon, is proposed to be reserved as "Site No. 25-A- "Garden" and remaining area is proposed to be included in Residential Zone, as shown on the Plan.	The Site No. 24 "Garden" is deleted and the Land thus released is included in Residential Zone. Land bearing Survey Nos. 69 (pt.) and 70 (pt.) of Mauje Kotamgaon, is reserved as "Site No. 25-A "Garden" and remaining area is included in Residential Zone, as shown on the Plan.

SCHEDULE OF MODIFICATION – contd.

1	2	3	4	5	6	7
2	EP-2	Survey No. 60 (Part), Survey Nos. 60 (part), Survey Nos. 277 and 278.	Site No. 56- "Warehouse" Site No. 72- "Truck Terminus" Agriculture Zone	Site No. 56 "Warehouse" and Site No. 72- "Truck Terminus" are shifted on the land bearing Survey Nos. 277 and 278 and lands thus released, are included in Residential Zone. And 12.00 mt. wide Development Plan Road is shown on the Plan, passing through Survey Nos. 277 and 278.	Site No. 56 - "Warehouse" and Site No. 72- "Truck Terminus" are proposed to be reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966. Site No. 56- "Warehouse" and "Site No. 72- Truck Terminus" proposed on the lands bearing Survey Nos. 277 and 278 and also 12.00 mt. wide Development Plan Roads, passing through Survey Nos. 277 and 278, are proposed to be deleted and lands thus released, are proposed to be included in Agriculture Zone as shown on the Plan.	Site No. 56- "Warehouse" is retained as published under Section 26, 50 per cent land out of the total land reserved for site No. 72 - "Truck Terminus" is deleted from the reservation and land so released is included in Residential Zone. Remaining 50 per cent land is retained as site No. 72 Truck Terminus as shown on the Plan.

3	EP-3	Survey Nos. 57(Part), 63 (part) and 65 (Part).	18.00 mtr. wide Development Plan Road Site No. 71- "R.T.O."	The alignment of 18.00 mtr. wide Development Plan Road passing through Survey Nos. 56 and 65 is modified as shown the Plan and land thus released, is included in Residential Zone. And also some portion of Site No. 71- "R.T.O." in between the old alignment and new alignment, is included in Residential Zone, as shown on the Plan.	Site No. 71- "R.T.O." and the alignment of 18.00 mtr. wide Development Plan Road passing through Survey No. 57 and 65, are proposed to be reinstated, as per the Plan published under section 26 of the Maharashtra Regional and Town Planning Act, 1966.	As proposed under Section 30 the alignment of 18.00 mtr. wide Development Plan Road passing through Survey Nos. 57 and 65 is modified as shown on the Plan and land thus released, is included in Residential Zone. And also some portion of Site No. 71- "R.T.O." in between the old alignment and new alignment, is included in Residential Zone, as shown on the Plan.
4	EP-4	Survey No. 22 (Part).	Agriculture Zone	Residential Zone.	A new Site No. 14-A- "Primary School" is proposed on the land bearing Survey No. 22 (part), as shown on the Plan.	A new Site No. 14-A "Primary School" is shown on the land bearing Survey No. 22 (part), as shown on the Plan.
5	EP-5	Survey Nos. 18 and 19 of Mauje Yeole, Survey Nos. 57 and 75 of Mauje Nagade.	Site No. 23- "Primary School" is shifted from Agriculture Zone.	Site No. 23- "Primary School" is shifted from Survey Nos. 18 and 19 of Mauje Yeole, to Survey No. 57 of Mauje Nagade and land thus released, is included in Residential Zone. And also 18.00 mtr.	(a) Site No. 23- "Primary School" is proposed to be reinstated, as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966. The Appropriate Authority for this site will be Yeole Municipal Council/Zilla Parishad, Nashik.	(a) Site No. 23 - "Primary School" is deleted and land so released is included in Residential Zone. (b) Part of land bearing S. No. 57 is deleted from the "Primary School"

SCHEDULE OF MODIFICATION – *contd.*

1	2	3	4	5	6	7
5	EP-5 <i>contd.</i>			<p>wide Development Plan Road is proposed on the joint boundary of Survey Nos. 57 and 75 of Mauje Nagade.</p>	<p>(b) The land under shifted reservation of Primary School, bearing Survey No. 57 of Mauje Nagade, is proposed to be included in Residential Zone, as shown on the plan.</p> <p>(c) A new Site No. 23-A-“Municipal Market” is proposed on the land bearing Survey No. 55-A of Mauje Nagade, as shown on the plan.</p>	<p>reservation and land so released is included in residential zone.</p> <p>(c) The site No. 23-A “Municipal Market” is deleted and the land so released is included in Agricultural Zone.</p>
6	EP-6	Survey Nos. 62 and 105.	Site No. 67- “Vegetable Market.”	<p>The Southern portion of Site No. 67- “Vegetable Market”, admeasuring 0.22 Ha. is deleted and the land thus released, is included in Residential Zone.</p>	<p>Site No. 67- “Vegetable Market” is proposed to be reinstated, as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.</p>	<p>The Southern portion of Site No. 67- “Vegetable Market” admeasuring area 0.22 Ha. is deleted and land so released is included in Residential Zone.</p>

7	EP-7	Survey No. 69	Site No. 64- "Playground" Site No. 65- "Garden"	Area admeasuring 20 Gunthas is deleted from "Site No. 64-Playground" and is included in Residential Zone.	Land admeasuring 20 Gunthas is proposed to be deleted from Site No. 64- "Playground" and land thus released, is proposed to be included in Residential Zone, and the boundaries of Site No. 65- "Garden", are proposed to be redefined by adding into it some area of Site No. 64- "Playground", as shown on the plan.	Land admeasuring 20 Gunthas is deleted from Site No. 64- "Play Ground" and land so released, is included in Residential Zone, and the boundaries of Site No. 65- "Garden", are redefined by adding into it some area of "Site No. 64-Playground", as shown on the Plan.
8	EP-8	--	Site No. 43- "Dispensary and Maternity Home."	The triangular portion admeasuring 150 sq. mtr. adjoining to 24.00 mtr. wide road, is deleted from Site No. 43- "Dispensary and Maternity Home" and thus released, is included in Residential Zone.	Site No. 43 - "Dispensary and Maternity Home" is proposed to be reinstated, as per the plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.	The triangular portion admeasuring 150 sq. mt. area adjoining to 24 mt. wide D.P. Road is deleted from Site No. 43 "Dispensary and Maternity Home" and land thus released is included in Residential Zone.
9	EP-9	--	Site No. 31- "Library"	Site No. 31- "Library" is deleted and land thus released, is included in Residential / Commercial Zone.	Site No. 31- "Library" is proposed to be deleted and land thus released, is proposed to be included in Public/Semi-Public Zone, as shown on the Plan.	Site No.31- "Library" is deleted and land thus released, is included in Public/Semi-Public Zone, as shown on the plan.

SCHEDULE OF MODIFICATION – contd.

1	2	3	4	5	6	7
10	EP-10	--	"Site No. 30- Children Park"	"Site No. 30 - Children Park"	Site No. 30- "Children Park" is proposed to be reinstated, as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.	Site No. 30- "Children Park" is reinstated, as per the plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.
11	EP-11	Land towards BDO Office and Municipal Dispensary.	Residential Zone.	The Land towards BDO Office and Municipal Dispensary, belonging to Yeole Municipal Council, is deleted from Residential Zone and land thus released, is included in Commercial Zone.	The Land towards BDO Office and Municipal Dispensary, belonging to Yeole Municipal Council, is reinstated in Residential Zone, as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.	The Land towards BDO Office and Municipal Dispensary, belonging to Yeole Municipal Council, is reinstated in Residential Zone, as per the plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.
12	EP-12	Land adjacent to 30.00 mt. wide road towards northern boundary of BDO Office and Municipal Dispensary	Residential Zone.	The land adjacent to 30.00 mtr. wide road towards Northern boundary of BDO Office and Municipal Dispensary, belonging to the Government, is deleted from Residential Zone and land thus released, is included in Commercial Zone.	The land adjacent to 30.00 mtr. wide road towards Northern boundary of BDO Office and Municipal Dispensary, belonging to the Government, is proposed to be reinstated in Residential Zone, as per the plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.	The land adjacent to 30 mtr. wide road towards Northern boundary of BDO Office and Municipal Dispensary, belonging to the Government, is reinstated in Residential Zone, as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.

13	EP-14	--	<p>Site No. 19- "Playground", Site No. 20- "High School", and 12.00 mtr. wide North-South Development Plan Road, are deleted and land thus released, are included in Residential Zone, Agriculture Zone.</p>	<p>(a) Site No. 19- "Playground. (Partly)" and "Site No. 20- High School", are proposed to be deleted and land thus released are proposed to be included in Residential Zone, as shown on the Plan.</p> <p>(b) The remaining portion of Site No. 19- "Playground" and "Site No. 20- High School", is proposed to be reserved as new Site No. 20- "Primary School, High School and Playground", as shown on the Plan.</p>	<p>(a) and (b) Site No. 19 "Playground and Site No. 20 High School are deleted and land thus released is included in Residential Zone as shown in the Plan.</p>
				<p>(c) 12.00 mtr. wide North-South Development Plan Road, is proposed to be reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.</p>	<p>(c) 12.00 mt. wide North-South Development Plan Road, is reinstated as per the plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.</p>
14	EP-15	Survey No. 119	<p>Site No. 6- "Playground" deleted and land thus released, is included in Residential Zone.</p>	<p>Site No. 6- "Playground" is proposed to be reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.</p>	<p>Site No. 6- "Playground" is reinstated as per the plan published under Section 26 of the Maharashtra Regional and Town Planning Act 1966.</p>

SCHEDULE OF MODIFICATION – contd.

1	2	3	4	5	6	7
15	EP-16	Survey No. 113-A.	Existing Burial Ground.	The land bearing Survey No. 113-A, is deleted from "Existing Burial Ground" and land thus released, is included in Commercial Zone.	The land bearing Survey No. 113-A, is proposed to be reinstated in "Existing Burial Ground", as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.	The land bearing S. No. 113-A is deleted from "Existing Burial Ground" and land thus released is included in Residential Zone.
16	EP-17	Survey No. 12 (Part), Land along the proposed Ring Road.	Site No. 4- "Shopping Centre and Vegetable Market", Residential Zone.	Site No. 4- "Shopping Centre and Vegetable Market" is shifted along the proposed Ring Road and land thus released, is included in Residential Zone.	Site No. 4- "Shopping Centre and Vegetable Market" is proposed to be reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.	Site No. 4- "Shopping Centre and Vegetable Market" is reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.
17	EP-18	--	Site No. 5- "Playground".	Site No. 5- "Playground" deleted and land thus released, is included in Residential Zone.	Site No. 5- "Playground" is proposed to be reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.	Site No. 5- "Playground" is reinstated as per the plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.
18	EP-19	Survey No. 17 (Part).	Site No. 69- "Garden".	Site No. 69- "Garden" deleted and land thus released, is included in Residential Zone.	Site No. 69- "Garden" is proposed to be reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.	Site No. 69- "Garden" is deleted and land thus released is included in Residential Zone.

19	EP-20	Survey No. 17 (Part)	Site No. 70- "Playground"	Site No. 70- "Playground" deleted and land thus released, is included in Residential Zone.	Site No. 70- "Playground" to be reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.	Site No. 70- "Playground" reinstated as per the plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.
20	EP-21	Survey No. 58 of Mauje Nagade.	Agriculture Zone.	Agriculture Zone.	A new Site No. 72- "Stadium" proposed on the land bearing Survey No. 58 of Mauje Nagade, as shown on the Plan.	Site No. 72- "Stadium" is deleted and land thus released is included in Agricultural Zone.
21	EP-22	Survey Nos. 55-A (Part) and 56 (Part) of Mauje Nagade.	Agriculture Zone.	Agriculture Zone.	(a) New reservations as Site No. 17-A- "Primary School", Site No. 19-A- "Playground" and Site No. 20-A- "High School" are proposed on the land bearing Survey Nos. 55-A (part) and 56 (part) of Mauje Nagade, as shown on the Plan. (b) The land bearing Survey Nos. 55-A and 56 of Mauje Nagade, situated at the Southern side of new Site No. 72- "Stadium", is proposed to be deleted from Agriculture Zone and proposed to be included in Residential Zone, as shown on the Plan.	(a) The land is retained in Agricultural Zone as per the Plan under Section 26 of Maharashtra Regional and Town Planning Act, 1966. (b) The land is retained in Agricultural Zone as per the Plan under Section 26 of Maharashtra Regional and Town Planning Act, 1966.

SCHEDULE OF MODIFICATION – contd.

1	2	3	4	5	6	7
22	EP-23	--	"Site No. 52-MHADA", Site No. 54-"Garden".	Site No. 52-"MHADA" Site No. 54-"Garden" is deleted and land thus released, is included in Residential Zone.	(a) The 50 per cent portion of Site No. 52-"MHADA", is proposed to be deleted and land thus released, is proposed to be included in Residential Zone, as shown on the Plan. (b) Site No. 54-"Garden" is proposed to be redesigned as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.	(a) The 50 per cent Southern portion of Site No. 52-"MHADA", is deleted and land thus released, is included in Residential Zone, as shown on the Plan. (b) "Site No. 54-Garden" is reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.
23	EP-24	Survey No. 65/2 of Mauje Kotamgaon.	Site No. 53-"MHADA (Part)".	Site No. 53-"MHADA (Part)".	Land admeasuring 3.02 Ha., bearing Survey No. 65/2 of Mauje Kotamgaon, is proposed to be deleted from Site No. 53-"MHADA" and land thus released is proposed to be included in Residential Zone, as shown on the Plan.	Land admeasuring 3.02 Ha., bearing Survey No. 65/2 of Mauje Kotamgaon, is deleted from Site No. 53-"MHADA" and land thus released is proposed to be included in Residential Zone, as shown on the Plan.

This Notification is also available on Government website at www.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,

R. S. CHOUHAN,
Desk Officer to Government.